

Engineering Referral Response

Application Number:	DA2021/1744
Date:	30/09/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 13 DP 300716 , 153 Queenscliff Road QUEENSCLIFF NSW 2096

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m2 or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

30/09/2021:

The development application is for alterations and additions to an existing dwelling including new concrete driveway, excavated garage, stairs to the street level, new studio with stairs, level grassed area with planting, front and rear decks and new retaining walls to front & rear yard with levelled grassed areas.

Stormwater

Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

Access

At present site is accessed via stairs to the front in Queenscliff Road.

Proposal is for new excavated garage & concrete driveway, storage in garage & pedestrian stairs to access the dwelling.

Driveway grades seems to be steep, and can be improved by slightly set back the garage.

Details indicates the removal of retaining wall and likely removal of street tree in the road reserve which contradicts comments of Council's Landscape Officer.

Development Engineer also supports the removal of retaining wall in the road reserve as it will greatly improve the sight distances for the proposed driveway and also for the neighbor driveway

(155 Queenscliff Road).

But before Development Engineer finalise their assessment, comments from Council's Road Team are requested.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.